



Penylan Barn
Coed-Y-Go Oswestry
SY10 9AF

4 bedroom House - Detached property
Offers in the region of £675,000

For homes with
that royal touch.





*** ENVIABLE SEMI RURAL LOCATION SET IN JUST UNDER 2 ACRES ***

The perfect home for those who love to entertain - with fabulous outside space with gardens and grounds bordered by open farmland and stream.

This impressive home, forms part of the conversion of a former Mill with Penylan Barn having a distinctive chimney, believed to have been the pump house and affording spacious and versatile unique living with many features.

The layout is ideal for today's modern lifestyle and briefly comprises Lounge, Home Office, excellent open plan Living/Dining/Kitchen designed for those who love to cook, Family Room/Bedroom 4, Principal Bedroom with en suite, 3 further Bedrooms and family Bathroom.

The Gardens and grounds are a particular feature of the property with just under 2 acres including a large open fronted Barn, summerhouse, lodge and stores.

Viewing essential.

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LOCATION

The property occupies an enviable semi rural location yet being just a short 3 mile drive from all of the amenities of the Town Centre, including a lively café culture, a range of public and state schools, supermarkets and independent stores, restaurants and public houses, doctors surgery's, churches, recreational facilities, and there is a weekly market held on a Wednesday and Saturday in the Town Centre. The property is ideally situated for commuters with ease of access to the A5/ M54 motorway network to both Chester and the County Town of Shrewsbury. The nearby village of Gobowen provides direct railway links to North Wales and Chester to the North and West Midlands and London to the South.

LOUNGE

With windows to two elevations each with exposed stone work beneath, feature ornamental cast iron log burner with brick detail behind and set onto tiled hearth, media point and two large storage cupboards. Wooden effect flooring covering, recessed ceiling lights and exposed ceiling beam, wooden floor covering.

HOME OFFICE

With range of fitted shelving, power and lighting.

FAMILY ROOM/BEDROOM 4

A great versatile room naturally well let with windows to 3 elevations, exposed ceiling timber, wooden flooring, radiators. Recessed ceiling lights. Door leading to the side of the property.

CLOAKROOM

With wash hand basin and WC. Complementary tiled surrounds and flooring, window to the front, radiator.

FABULOUS OPEN PLAN LIVING/DINING/KITCHEN

The perfect room for those who love to entertain and cook. This excellent room features a high vaulted ceiling with exposed timbers and trusses and is naturally well lit by a number of velux roof lights. The Living/Dining Area has double opening French doors with full height glazed side panels to either side leading onto the paved sun terrace - a great space for dining alfresco. Brick chimney breast housing cast iron log burner set onto raised slate hearth with fitted media and display shelving to the side. The Kitchen has been beautifully fitted and is a cooks

delight - with a comprehensive range of contemporary contrasting units comprising undermount sink with mixer tap set into base unit, further range of matching units comprising cupboards and deep drawers with solid work surfaces over and inset Zip kettle tap, integrated dishwasher and fridge freezer both with matching fascia panels. Central feature exposed brick wall with wooden lintel which houses twin ovens, pizza oven and microwave with deep pan and storage drawers beneath. Large breakfast island with raised overhung seating area and incorporating inset hob and griddle set into solid worksurface with additional storage beneath, extractor fan. Tiled flooring throughout, radiators, additional door to the sun terrace.

FIRST FLOOR LANDING

With exposed ceiling timber, Airing Cupboard and wooden flooring. Radiator.

PRINCIPAL BEDROOM

With velux roof lights and window to the side, ceiling timbers and recessed ceiling lights. Built in wardrobes and storage cupboard, wooden flooring, radiator.

EN SUITE SHOWER ROOM

Attractively fitted with suite comprising corner shower cubicle with direct mixer shower unit, wash hand basin set into vanity unit with storage beneath and heated mirror over, WC. Complementary tiled surrounds and flooring, radiator, velux roof light.

BEDROOM 2

Well lit with windows to two elevations and velux roof light. Built in storage and wardrobe, exposed ceiling timber, wooden flooring, radiator.

BEDROOM 3

A great room for children as it has an occasional bedroom/playroom adjacent. Well lit by velux roof lights, range of fitted storage cupboards, radiator.

BATHROOM

A well appointed room, attractively tiled and comprising shaped panelled bath with mixer taps, large shower cubicle with direct mixer shower unit, wash hand basin with heated mirror over, set into vanity with storage beneath and WC. Velux roof lights, feature circular window, heated towel rail.



OUTSIDE

The property occupies an enviable position in this courtyard of just 4 homes, approached over gravelled driveway through remote operated 5 bar gate giving access to the extensive parking and turning area. To the front of the property is a large paved sun terrace which is well screened by mature hedging, offering a great level of privacy. The pleasure gardens are laid to lawn with flower and shrub beds and again screened by mature hedging and in turn lead to the adjacent grounds which are laid extensively to grass, bordered by a stream and are ideal for those looking to house ponies, goats etc. There is a large open fronted 'Dutch style' barn with mezzanine area over and two timber summerhouses one of which is accessed from a bridge over the stream. Good sized storage shed and log store. The Gardens and ground are enclosed by ranch style fencing, hedging and specimen trees and just under 2 acres.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold and would recommend

this is verified during pre-contract enquiries.

SERVICES

We are advised that mains water and electric are connected. Drainage is to a septic tank.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band F - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](http://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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We're available 7 days a week
HOME – four words that define who, and what we are:

Honest, Original, Motivated, Empathetic

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